

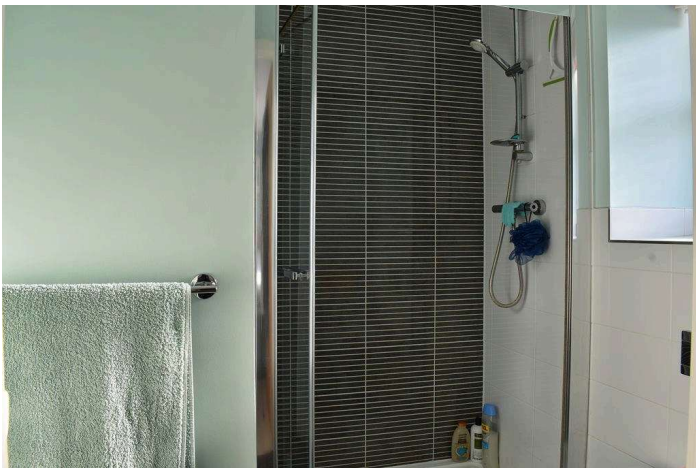
Ivy Bank, Witham St Hughs LN6 9FU

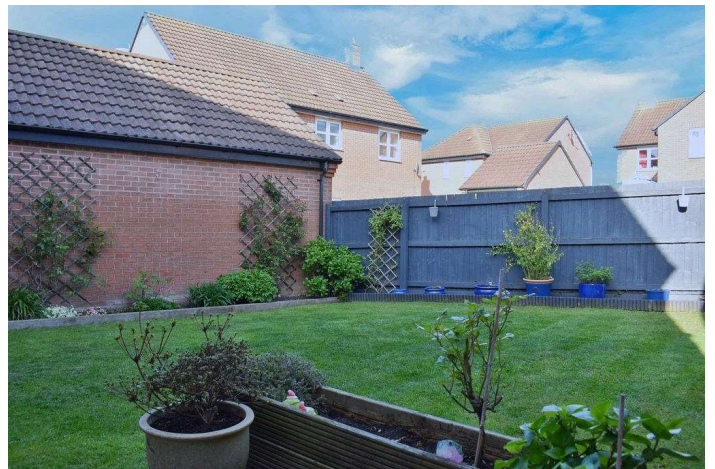
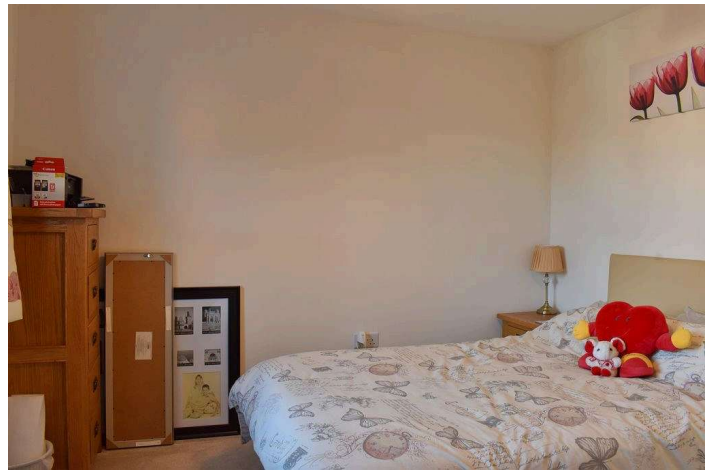


GUIDE PRICE £310,000 to £325,000. A well presented four bedroom detached family home situated in a quiet cul-de-sac in this popular residential location. In addition to the four double bedrooms, there is a spacious lounge, a fabulous kitchen/diner, utility, cloakroom, en-suite and family bathroom. The property has off road parking, a single garage and an enclosed garden. Double glazing and gas central heating are installed. Early viewing is strongly recommended.

Guide Price £310,000 to £325,000







Situation and Amenities

Witham St Hughs is a sought after village well positioned just off the A46 situated between Newark and Lincoln, both of which provide excellent shopping, bars, restaurants and leisure facilities. There is also easy access to the A1 and trains from North Hykeham station. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. The village itself offers a range of local amenities including a Co-op foodstore, Village Hall, various takeaways, Veterinary clinic and coffee bar. The village also benefits from a well regarded primary school. with secondary schooling available in nearby North Hykeham.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The welcoming reception hallway has the staircase rising to the first floor, beneath which is sited a useful storage cupboard. The hallway provides access to the cloakroom, the kitchen/diner and lounge, and has a ceiling light point and a radiator.

Ground Floor Cloakroom

The cloakroom is fitted with a pedestal wash hand basin and WC, and has a ceiling light point, an extractor fan and a radiator.

Lounge 21' 4" x 10' 11" (6.50m x 3.32m)

This excellent sized reception room has a window to the front elevation with bespoke fitted shutter, and glazed patio doors leading out into the rear garden. The lounge has two ceiling light points and two radiators.

Kitchen/Diner 21' 4" x 13' 3" (6.50m x 4.04m)

This superb room is the heart of the home and has dual aspect windows to the front and rear elevations, the window to the front has a bespoke fitted shutter. The kitchen area is fitted with an excellent range of contemporary base and wall units, with square edge work surfaces, matching splash backs and tiles. There is a one and a half bowl stainless steel sink, and integrated appliances include an eye level double oven, gas hob with extractor hood above, and a dishwasher. In addition there is space for an American style fridge/freezer. The room is of sufficient size to comfortably accommodate a large dining table together with occasional furniture, and has cornice to the ceiling, two ceiling light points and two radiators. A half glazed door provides access out to the rear garden.

Utility Room 5' 2" x 5' 1" (1.57m x 1.55m)

The utility room has a window to the rear elevation and is fitted with a base unit to match that of the kitchen, and a further stainless steel sink. There is space and plumbing for a washing machine, a ceiling light point, an extractor fan and a radiator. The central heating boiler is located here.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has doors into all four bedrooms and the family bathroom. The landing has a ceiling light point and a radiator. The airing cupboard and access to the loft space are located here.

Bedroom One 12' 7" x 11' 0" (3.83m x 3.35m) (including door recess)

An excellent sized double bedroom with a window to the front elevation, a fitted double wardrobe, a ceiling light point and a radiator. The bedroom also has an air conditioning unit. A door leads through to the en-suite shower room.

En-suite Shower Room

The en-suite has an opaque window to the front elevation and is fitted with an oversized walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The room is complemented with part ceramic tiling to the walls. There is also a ceiling light point, an extractor fan, a shaver socket and radiator.

Bedroom Two 11' 0" x 10' 11" (3.35m x 3.32m)

A further good sized double bedroom with a window to the front elevation, a ceiling light point and a radiator.

Bedroom Three 11' 3" x 11' 1" (3.43m x 3.38m) (including wardrobe recesses)

An 'L' shaped bedroom having a window to the rear elevation, two useful wardrobe recesses, a ceiling light point and a radiator.

Bedroom Four 11' 0" x 10' 2" (3.35m x 3.10m)

A further 'L' shaped double bedroom with a window to the rear elevation, a ceiling light point and a radiator.

Family Bathroom 7' 5" x 5' 7" (2.26m x 1.70m)

The family bathroom has an opaque window to the rear and is fitted with a white suite comprising bath with shower mixer tap attachment, pedestal wash hand basin and WC. The bathroom is complemented with part ceramic wall tiling and also has a ceiling light point, an extractor fan and a heated towel rail.

Outside

To the front of the property is a block paved patio area, adjacent to which is the driveway providing off road parking and in turn leads to the garage. Gated access leads around to the rear garden.

Garage 17' 0" x 8' 11" (5.18m x 2.72m)

The garage has an up and over door to the front elevation and is equipped with both power and lighting. There is further storage within the garage eaves.

Rear Garden

The rear garden is fully enclosed and laid primarily to neatly maintained lawn, edged with borders containing a variety of mature shrubs and plants. There is a patio area situated adjacent to the French doors from the lounge which is ideal for outdoor seating and entertaining.

Maintenance Charge

We have been informed by the vendors that there is a current Maintenance Charge payable to First Port of approximately £250.00 per annum.

Council Tax

The property is in Band D.

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

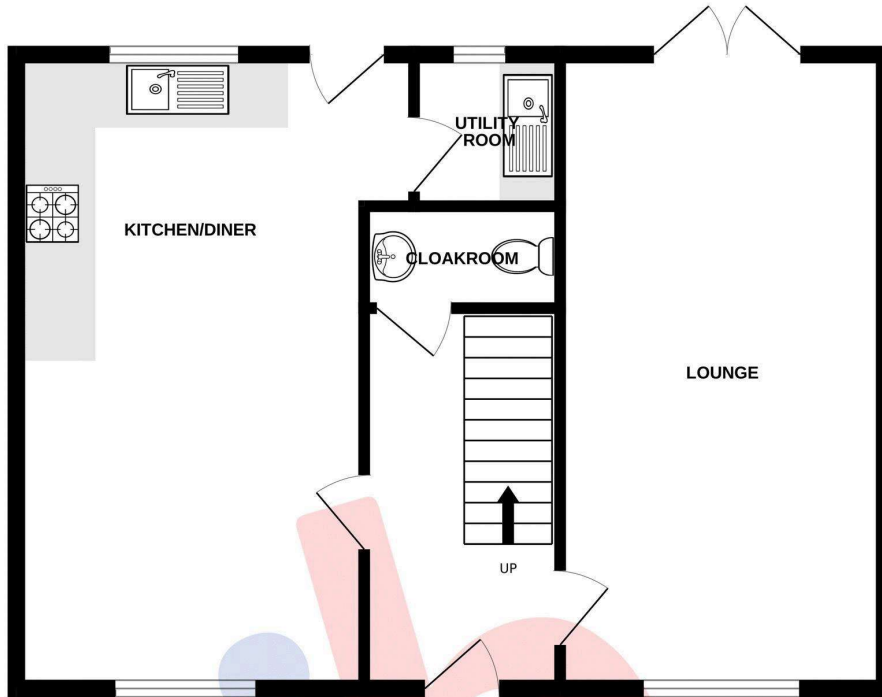
North Kesteven District Council, Lincs, 01529 414155

Possession/Tenure

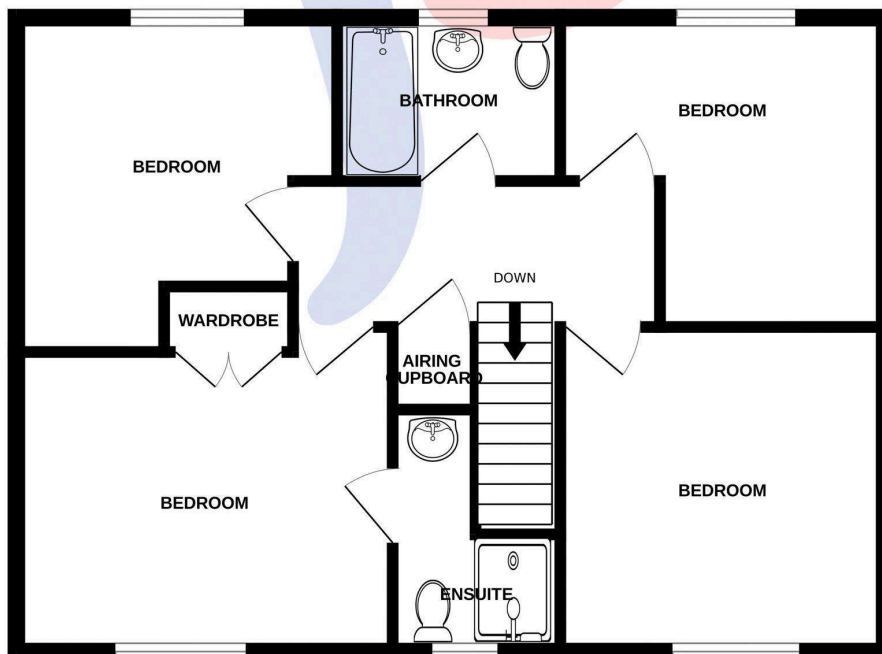
Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed. **Services/Referral Fees.** Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007685 16 April 2026

GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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